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Design and Access Statement

33 Glenmore Road NW3 4DA

Introduction

The proposals are for the renovation and extension of a residential terrace building in the Belsize Park Conservation Area. Our client has recently purchased the property, which was, at some point many years ago, subdivided into 6 units without permission. Our client has a Certificate of Lawful Development for the current arrangement.

The existing building has not been maintained and is in poor condition externally. The current internal arrangement does not comply with Building Regulations. Of particular concern is that there is no linked fire detection or alarm system.

Our application is for 5 units, instead of the existing 6; the excavation of a new basement area with light wells and new access stair to form a 4 bedroom maisonette with the ground floor as living space with new garden access; minor alterations and improvements to the retained units and extending into the roof space adding a dormer window to a new bedroom and a conservation roof light to the stairwell.

Our client is a developer of high value properties for both rental and sale. He is committed to a renovation of high quality in order to see an appropriate return on his investment.

Consultation and guidance

We have consulted Camden planning authorities and planning officer Alex Bushell has advised us that no Conservation Area Consent is required as there is no significant demolition proposed.

We have also consulted with Camden Building Control officer, Nick Lennox, who has advised us of the appropriate measures needed for the revised layout to comply with Approved Document B (Fire safety). In addition to the new arrangement shown, linked smoke and heat detector locations have been shown as part of the application.

The access to the property has not been altered so there have been no additional provisions made under Approved Document M (Access) at the front. However the proposals allow for new level access to the rear garden via the glass bridge. In addition a new ground floor toilet has been provided which complies with Part M, as does the new ground floor lobby.

There is one less unit proposed than existing so there should be no additional impact on existing parking requirements.

The proposed excavated basement has new front and rear windows that allow the required amount of daylight into the basement at a 30-degree angle from the edge of the light well.

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28 MAR 2007

The proposed dormer and roof light are at the rear of the property, are modest in size and more than 500mm below the ridge. The dormer is the same traditional design as that of a recently granted permission at 13 Howitt Road. The roof light is conservation style in line with the roof profile.

Flat 1 (basement to ground) and Flat 5 (second to roof space) are new extensions and layouts and both comply with Camden Planning Guidance minimum area requirements for overall size and individual bedroom areas. Flats 2, 3 and 4 are existing arrangements and are only being modified slightly.

Design strategy and materials

The proposed scheme aims to respect the traditional building type where prominent, such as the dormer, and use more modern profiles and materials where less visible, at basement and ground level at the rear of the property to maximise light and views for the lower flats.

The proposed windows and doors at basement and ground level are powder coated metal sections to give as large an uninterrupted glazed area as possible.

The proposed bridge to the rear garden and balustrade to the rear light well are powder coated metal sections with glass infill panels.

All repair work and making good will be carried out in materials to match adjacent existing.

Conclusion

These proposals aim to refurbish and upgrade a neglected property to make it an asset, not an eyesore, to the surrounding area. The refurbishment will also include much needed fire safety measures, which are currently absent. The use of modern materials in appropriate places will aid the transformation of the whole by making attractive and accessible accommodation.